



MINUTES

FOR THE

SEAGOVILLE PLANNING AND ZONING COMMISSION

Meeting scheduled to begin at 6:30 p.m.,

Tuesday, August 22, 2017

in the Council Chambers of City Hall,
located at 702 N. Highway 175 – Seagoville, Texas

1. Chairperson Sudduth declared a quorum present and called the meeting to order at 6:30 p.m.

Commissioners present: Chairperson James Sudduth
Commissioner Mike Dupuis
Commissioner Brian Williams
Commissioner Raymond Covert
Commissioner Ritha Edwards (arrived at 6:46 p.m.)

Commissioners absent: Commissioner Garry Adams
Commissioner Lowell Sherman

City Staff present: City Manager Pat Stallings
Human Resources Risk Mgmt. Cindy Brown
Administrative Assistant Jessica Sherman
Water Utilities Director Phil DeChant
City Engineer Andy Martin

2. Commissioner Covert gave the invocation and the commissioners led in the reciting of the Pledge of Allegiance.
3. Chairperson Sudduth made a motion, seconded by Commissioner Covert, to approve the minutes for the regular meeting held on February 14, 2017. A vote was cast 4 in favor and 0 against.
4. There were two (2) public hearings to be conducted during this meeting.
5. Chairperson Sudduth opened the public hearing at 6:32 p.m. to hear the request (#Z2017-03) of Shepherd Place East to rezone approximately 8.882 acre tract from Residential 2 (R-2) zoning to Planned Development Residential-2 (PD-R-2)

zoning and amend the Comprehensive Land Use Plan. Harold Magill 1008 Ard Road addressed flooding and drainage problems and Cohen Anright 688 Stark Road addressed drainage, future water line and inquired on why the 29 houses were not shown on the previous preliminary plat. Jerry Yearout 710 E. Simonds addressed his concerns over the front yard setbacks, sidewalk blockage, flooding concerns and how well the homeowners would maintain the property. Margaret Smith 2504 Stonegate addressed her concerns over traffic and the congestion it would cause and concerns over the detention center flooding.

After holding a discussion, Commissioner Covert made a motion, seconded by Commissioner Edwards to recommend approval of Shepherd Place East based upon the contingency to address the drainage issues. There were 4 citizens present to speak in opposition to the applicant's zoning request. Chairperson Sudduth closed the hearing at 7:17 p.m. A vote was cast 3 in favor 2 against.

6. Chairperson Sudduth opened the public hearing at 7:20 p.m. to hear the request (#Z2017-04) of Hart Meadows to rezone 88.818 acre tract from Residential 5 (R-5) zoning to Planned Development Residential (PD-R-5) zoning and amend the Comprehensive Land Use Plan. Jerry Yearout 710 E. Simonds addressed his concerns over property fence line and the amount of water, side yard setbacks and concern over emergency vehicles not being able to come down street. Janet Treadwell 405 May Road addressed her issues over how much of her property will be taken over and if fence would be replaced and if so with what type of fencing Ms. Treadwell also addressed what type of financing Hart Meadows would have.

After holding a discussion, Commissioner Dupuis made a motion, seconded by Commissioner Covert to approve a request from Hart Meadows. There were 2 citizens present to speak in opposition to the applicant's request zoning. Chairperson Sudduth closed the hearing at 7:29 p.m. A vote was cast 5 in favor 0 against.

7. After holding a discussion, regarding amending Division 16 Commercial District Regulations by deleting motels as a permitted use by right and amending Division 26 Special Use Permit to provide for motels and hotels in a commercial district with a special use permit. Commissioner Dupuis made a motion, seconded by Commissioner Covert. A vote was cast 5 in favor 0 against.
8. After holding a discussion, regarding the highway overlay zoning district a decision was made by the Commissioners to schedule a joint workstation with staff requesting a workshop atmosphere.
9. The meeting was adjourned at 7:35 p.m.



JAMES SUDDUTH
CHAIRPERSON

ATTEST:



JESSICA SHERMAN
ADMIN. ASSISTANT *Community Dev. Director*